



#### **4/809-821 Botany Road Rosebery NSW**

Unit 4  
Warehouse: 470sqm  
Office: 454sqm

**Price** : POA  
**Building Size** : 924 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/industrial/7901638>

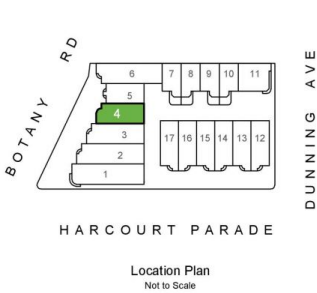
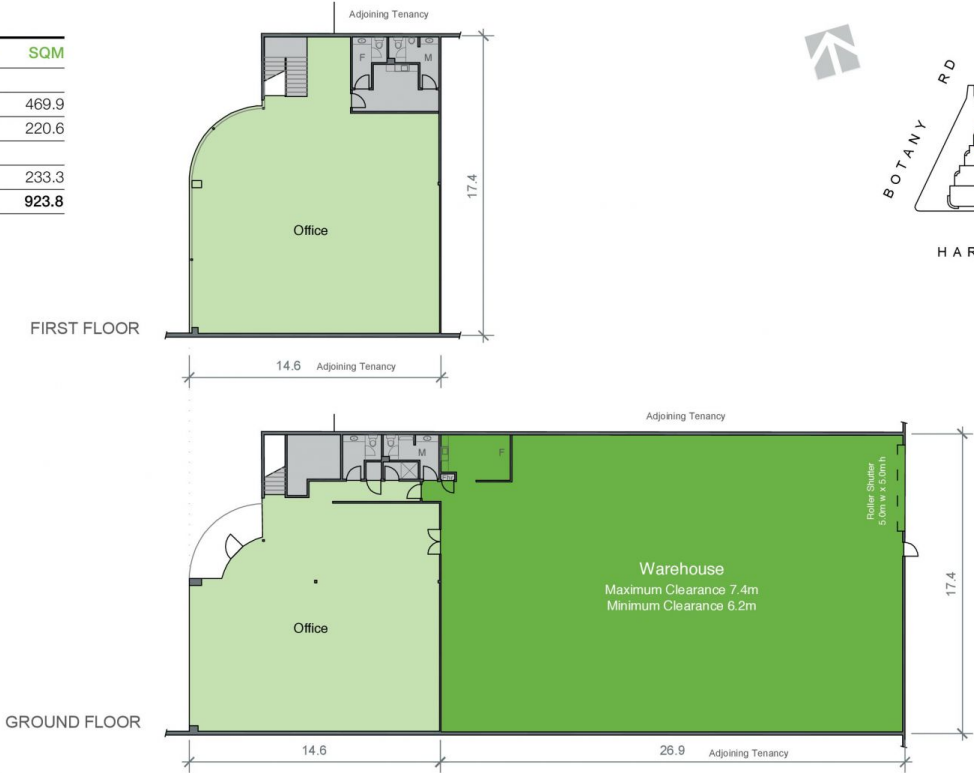
Harcourt Business Park is recognised as one of South Sydney's premier industrial estates. The property features functional office/warehouse units with air-conditioned and carpeted office accommodation on both ground floor and mezzanine levels. The estate also enjoys generous parking allocations for each unit.

Most units feature street frontage to either Botany Road, Harcourt Parade or Dunning Avenue. The units provide excellent truck access with container height roller shutters and 8 metre clearance.

The property is located in close proximity to the Eastern

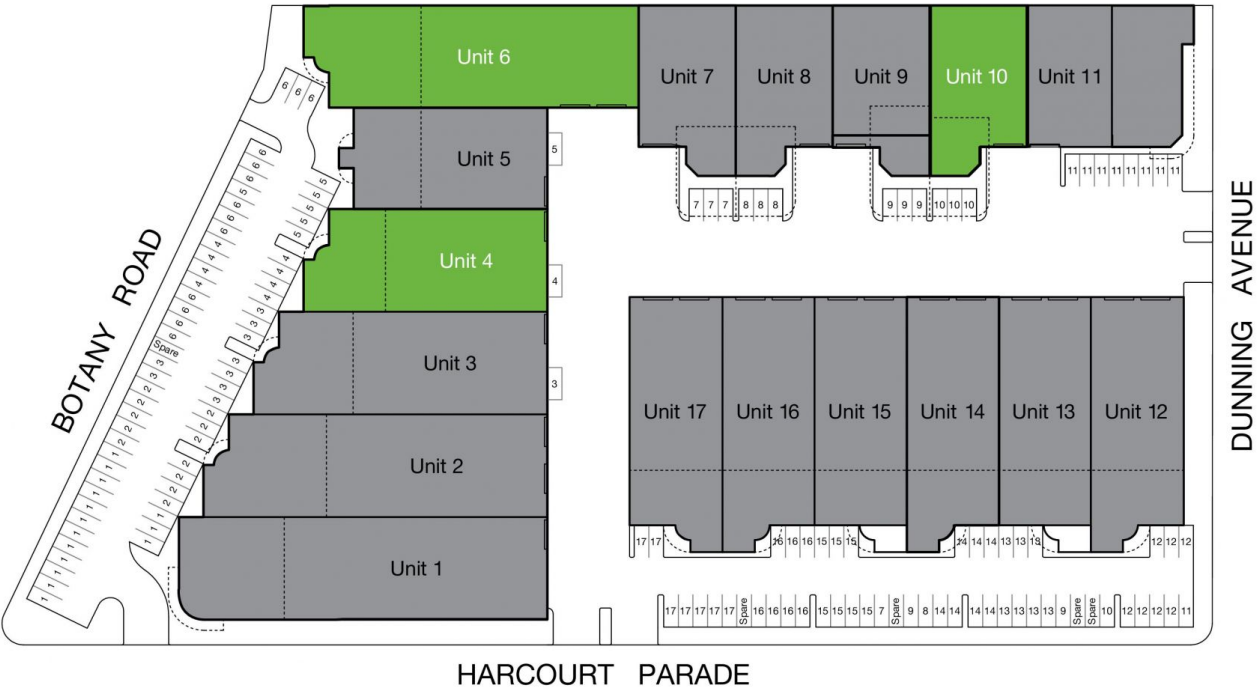
UNIT 4 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	469.9
Office	220.6
First floor	
Office	233.3
Total building	923.8



■ FOR LEASE

MASTERPLAN



■ FOR LEASE